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TOWN OF GRAND CENTRE GENERAL MUNICIPAL PLAN



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BY-LAW NO. 401

"THE TOWN OF GRAND CENTRE GENERAL MUNICIPAL PLAN BY-LAW"

A by-law to adopt the General Municipal Plan for the Town of Grand Centre;

WHEREAS the Council of the Town of Grand Centre has appointed a citizen committee and the Department of Municipal Affairs to assist them in preparation of a general municipal plan to describe the manner in which the future development or re-development of the Town of Grand Centre may best be organized and carried out; and

WHEREAS this General Municipal Plan has been prepared by the Planning Committee of the Town of Grand Centre, and the Council of the Town of Grand Centre has adopted the following General Municipal Plan:

GENERAL MUNICIPAL PLAN

DECEMBER 1979

THEREFORE the Council of the Town of Grand Centre, under the authority of Section 29 (1) of the Planning Act, 1977, as amended, hereby enacts as follows:

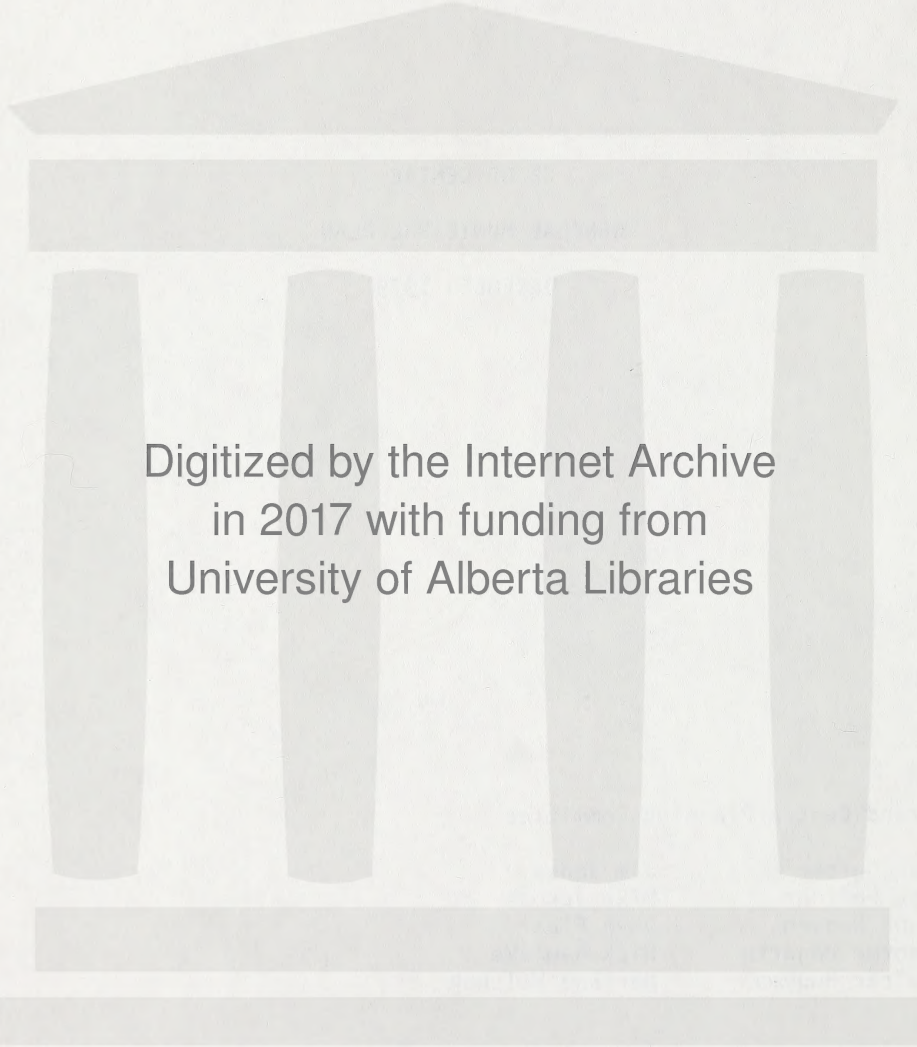
1. This by-law may be cited as "The Town of Grand Centre General Municipal Plan By-Law".
2. The General Municipal Plan of the Town of Grand Centre attached hereto as Schedule "A" to this by-law is hereby adopted.
3. This by-law may be amended by by-law in accordance with the Planning Act.

Grand Centre Planning Committee October 1979

Jan Gerber	Jim Jones
Joe Heffner	Mike Jukosky
Hank Hoeven	Dave Piper
George Hogarth	Nick Rawlake
Walter Hudyma	Marlene Walchuk

Resource Staff From Alberta Municipal Affairs, Municipal Planning Section

Mike Sword	Stan Verbisky
Project Planner	Planner



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BY-LAW NO. 401

"THE TOWN OF GRAND CENTRE GENERAL MUNICIPAL PLAN BY-LAW"

A by-law to adopt the General Municipal Plan for the Town of Grand Centre.

WHEREAS the Council of the Town of Grand Centre has appointed a citizen committee and the Department of Municipal Affairs to assist them in preparation of a general municipal plan to describe the manner in which the future development or re-development of the Town of Grand Centre may best be organized and carried out; and

WHEREAS this General Municipal Plan Committee has prepared a general municipal plan on the basis of surveys and studies of land use, population growth, the economic base, transportation and communication needs, public services and such other relevant factors;

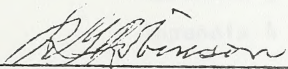
THEREFORE the Council of the Town of Grand Centre, under the authority of Section 59 (1) of the Planning Act, 1977, as amended, hereby enacts as follows:

1. This by-law may be cited as "The Town of Grand Centre General Municipal Plan By-Law".
2. The General Municipal Plan of the Town of Grand Centre attached hereto as Schedule "A" to this by-law is hereby adopted.
3. This by-law may be amended by by-law in accordance with the Planning Act.

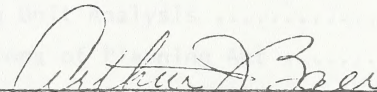
Read a first time the 15th day of October 1979.

Read a second time the 28th day of November, 1979.

Read a third time and finally passed this 28th day of November, 1979.



MAYOR
Mr. R. Robinson



MUNICIPAL ADMINISTRATOR
Mr. A. Baer

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INTRODUCTION

The General Municipal Plan is an attempt to view the future and to arrive at the best overall future development policy for the community. It, primarily, has a land use orientation, but also takes into account such interrelated elements of the community as economics, social factors, physical features and quality of life. The function of the general municipal plan is to foster orderly and efficient land use development in the municipality.

"The Planning Act, 1977" as amended requires that a "General Municipal Plan shall

- (a) describe
 - (i) the land uses proposed for the municipality, and
 - (ii) the manner of and the proposals for future development in the municipality;
- (b) designate the areas of the municipality that would, in the opinion of Council, be suitable for an area structure plan or an area development plan or both;
- (c) contain such other matters as the council considers necessary."

The plan has some very general and yet important objectives:

- (a) to provide guidelines for the Town Council, the Administrator, and the Development Officer in the day-to-day decision-making process which will ultimately determine what Grand Centre will look like in the long-term future;
- (b) to provide local residents with an understanding of the town's position on growth policy and land use regulation;
- (c) to provide regulatory bodies, such as those who consider subdivision applications, with a statement of the Town's growth and development policies; and
- (d) to ensure that the private development sector has a guide for consideration of development proposals in the Town.

The purpose of the Plan is to provide a broad statement of policy that will guide development, taking into account: quality of life, orderly development, efficiency, economics, convenience, and the Town's growth philosophy.

METHODOLOGY

In August 1978, the Town Council formed a General Plan Committee to prepare and recommend a General Municipal Plan for Grand Centre. Municipal Affairs provided resource staff under the direction of the principal planner to meet with the committee as required.

The committee met twice per month from August 1978 to May 1979 and also held a major open house (November 1978), a policy recommendation meeting with Council (March 1979) and a public information meeting and presentation (May 1979). The Council and Public Meetings were used to seek additional views and information, to verify opinions, review progress and generally inform residents of the committee's process and orientation.

ANALYSIS

1. Location

Grand Centre is located approximately 300 kilometers north-east of Edmonton in an area subject to increasing growth and development pressure as a result of heavy oil activities in the Cold Lake region. The Town is 8 kilometers south of Cold Lake and 45 kilometers east of the Town of Bonnyville. Canadian Forces Base Cold Lake is located immediately west of Grand Centre.

2. Terrain

The land around the Town ranges from flat to hummocky and can be described as a slightly rolling plain. The town itself is situated in a slight bowl-like depression.

3. Development Constraints

Although not precluding development, the Town is faced with a number of constraints which must be taken into account when considering future development. These constraints include: Highway 28, the Canadian National Railway (line and station grounds), the location and capacity of the Town's sewage treatment facility, the capacity and nature of the Town's water supply, the proximity of Canadian Forces Base (C.F.B.) Cold Lake, topographic considerations and a high local water table. This document bases its recommendations on consideration of the effects and the possible solutions to the problems created by these constraints.

The highway, railway and air base locations have been considered and the future land use designed to minimize the effect of these constraints. The expansion of the sewage and water systems have been considered in specific engineering studies and this plan recognizes that the required expansions will occur when the need arises. The future land use concepts have been developed with due consideration of the Noise Exposure Forecasts (N.E.F.) or noise level contours produced by the C.F.B. Cold Lake Airport (see Map 1).

The topographic considerations have also been included and based on the drainage catchment area (Map 1) present no insurmountable long range development problems. The high water table constraint is not restricted only to low areas; but Town engineering studies have proposed solutions which indicate that there will be no critical development restrictions upon construction of a storm drainage system.

4. Existing Land Use

Within the present Town boundary, there are approximately 1,300 acres. Of this total (excluding roadways and lanes) approximately 940 acres or 72% of the land in the town is vacant. In excess of 80% of this vacant land is developable. As of 1 January, 1980, an additional 1,200 acres (approximately) of presently undeveloped land will be annexed to the Town as a result of October 1978 and March 1979 Annexation Hearings. The following table indicates the present land use distinction in Grand Centre.

<u>Present Land Use</u> (Sept. 1979)	<u>Acres</u>	<u>% of Total</u>
Residential		
Single Family	151.61	11.7
Mobile Home	30.26	2.3
Multiple Family	4.15	0.3
Commercial		
Primary	29.31	2.3
Secondary	3.26	0.3
Industrial	34.70	2.7
Public/Institutional	60.79	4.7
Recreation/Open Space	44.00	3.4
Vacant Serviced	23.90	1.8
Vacant Non-Serviced	915.94	70.5
TOTAL	1297.94	100.0

This table does not include the approximately 1,200 acres to be annexed January 1, 1980. This 1,200 acres is presently vacant non-serviced land.

5. Economic Potential

The town will grow primarily as a result of the in-migration brought about by the region's expanding economic base. This expansion will occur as a result of increasing employment in the resource industry sector (establishment of petroleum upgrading plants in the Cold Lake heavy oil sands area) as well as increasing employment in tourism (promotion of the "Northern Wood and Water Route" - a northern trans-provincial highway and local tourism development) and expansion in the retail service sectors (as the area population grows, more opportunity for retail and service jobs will occur).

6. Community Facilities

Steps are being undertaken to provide a better level of services for the present population. Local officials feel that there is a need to upgrade service in the areas of education, recreation, health and protective services for existing population. Substantial expansion will be required to handle major population growth.

7. Existing Utility Capacity

The present sewage and water systems are adequate for limited growth and have been designed to be expanded when additional capacities are required. The community is presently involved in the establishment of a storm water drainage system to service the entire development area, and in discussions relating to a proposed regional water and sewer system.

8. Community Concerns

The potential development boom, as a result of oil sand development, has dictated a general examination of the concerns for the Town's future. These concerns include: the need for expanding services (utility, education, social, recreational, retail and cultural opportunities), business area parking, slow land development, increasing costs (land and building), aesthetic qualities of the town, social problems, the costs of expanding services, an adequate, affordable housing unit inventory, improved overall Town design standards, and the need for a Town growth and development strategy.

T H E P L A N

Community Goals

- 1). That the town should grow in a manner which will provide its residents the social and economic benefits of a larger, growing urban center.
- 2). That growth should be phased so that utility services and physical development are expanded from the existing built-up area outward so that "leapfrogging" is avoided.
- 3). That development should only occur within the defined drainage catchment area to prevent costly installation and operating costs of additional sewage lift stations and separate storm drainage management systems.
- 4). That the opportunity should be provided to expand all land use activities (residential, commercial, industrial, recreational, institutional, etc.), and particularly industrial and commercial, with the aim of expanding the tax base.
- 5). That the Town will develop, adopt and adhere to realistic planning controls which will guide the growth of the community.
- 6). That new development should be responsible for the costs of growth that it incurs, that this cost will not be borne by existing residents and that developers will be required to enter into development agreements with the Town.
- 7). That redevelopment of under-utilized land should be encouraged.
- 8). That the Town should attempt to expedite the provision of pavement and the beautification of the community.
- 9). That the Town establish major residential neighbourhood units to facilitate acceptance of the growing population.

- 10). That Area Structure Plans and Area Redevelopment Plans should be adopted and updated as required following adoption of the General Municipal Plan.
- 11). That the Town should attempt to establish and maintain a functional land use hierarchy to minimize the potential for land use incompatibility, through buffering and design control within the area structure plans.
- 12). That the Town should work towards day-to-day co-operation and/or intergration of the non-military aspects of Canadian Forces Base Cold Lake for the betterment of citizens of both communities.
- 13). That future growth and development should be managed so as to remain within the Town's expected financial capabilities.
- 14). That the Town should continually monitor development to responsibly plan for necessary policy adjustments if and when required.

SPECIFIC LAND USE OBJECTIVES AND POLICIES

1). RESIDENTIAL

(1) Objectives:

1. Provision of all types of housing (mobile home parks, mobile home subdivision, single family housing, duplexes, fourplexes, rowhousing, clustre housing and apartments) as well as consideration of innovative housing or subdivision design possibilities (e.g. zero lot line).
2. Establishment of the residential neighbourhood unit concept in which the residential development will be focussed on a composite open space, recreational and school facility area.
3. Provision of land for affordable senior citizen housing near the commercial core, with garden space (townhouse or rowhousing development possibilities) and a rental option.
4. Provision of a high quality of residential land development throughout the community for all residential land types.

(2) Policies:

1. That Council will encourage and consider proposals for all types of housing and innovative housing projects on a project by project basis.
2. That specific and general locational aspects for each type of residential use will be considered based on the residential neighbourhood unit concept (Map 5).
3. That the neighbourhood unit will be the basis of future residential development and this unit will provide a section by section basis to the overall residential development. Public reserve dedications for each quarter section will be located such that a consolidated central

reserve is provided for each section. Smaller reserve areas will be scattered throughout the quarter section to provide a park reserve land heirarchy in accordance with the Area Structure Plan for each neighbourhood unit. Each neighbourhood unit will provide a wide spectrum of housing possibilities with higher densities located in areas of better vehicle access and in proximity to the neighbourhood community facilities.

4. That a new housing unit ratio of 50% single family and 50% multiple family (maximum) will be acceptable. This will involve a residential land use proportion, in new residential development areas, of approximately 80% of land in single family and 20% in multiple family and will be located as provided through the Area Structure Plan based on the Neighbourhood Unit Design.
5. That higer density developments will require the following attributes:
 - (a) not over-aggregated (no more than 300 units in a defined physical area - this area size will be based on the merits of the overall residential Area Structure Plan);
 - (b) located on or near good access (collector quality roadway provision);
 - (c) that buffering will be provided where required to maintain the integrity of the higher density and surrounding land uses; and
 - (d) that these multiple family densities will be located in proximity to community open space with the possibility of providing some on-site open space if required.
6. That mobile home subdivision will require the same design standards as single family development. These areas will be considered as required and proposed in the white areas

on the Proposed Land Use Map. The possibility of providing the option of eventually replacing the mobile home with a conventional single family dwelling will be considered if the owner/occupant requests. This provision will be indicated in the land use by-law for certain areas.

7. That mobile home park development will be considered in such places as those deemed appropriate by the proposal itself, the area structure plan and any environmental consideration important to the well being of the potential resident (exposure to aircraft noise above the 25 N.E.F. Contour indicated on Map 1).
8. That no residential development will occur above the 30 N.E.F. contour indicated on the Development Constraints Map (Map 1) and that an Airport Vicinity Protection Area by-law be established.
9. That residential development possibilities will be reviewed by the Town and this plan's staging will be adjusted to have housing available as it is required. The potential staging has been indicated on the Staging Development Map. Prior to approximately 70% of Stage 1 being developed, Stage 2 will not start development, unless the first stage is being marketed unreasonably or not developed at all. This would apply for Stage 2, 3 and 4. Stage 1 includes one half of the first two neighbourhood units, Stage 2 the last half of these same two units. Stages 3 and 4 involve the first half and last half of the third neighbourhood. The Staging Development and Stage Capacities Plan indicates the sequence of development (Map 4).
10. That residential development will conform to Town standards as required through development agreements and Town by-laws.

2). COMMERCIAL

(1) Objectives:

1. The Town develop a full commercial hierarchy by providing the land use policy direction for establishment and maintenance of:
 - (a) Core commercial area for primary or intensive retail functions;
 - (b) Secondary commercial areas for large space oriented, less intensive retail activity;
 - (c) Highway commercial areas for retail activities geared to, and to provide service to the travelling public; and
 - (d) Convenience retail areas to provide service where required for neighbouring residential areas.

This will involve the dedication and protection of the areas indicated on the Proposed Land Use Map and in the Land Use By-law.

2. That the Town develop and strive to maintain a strong, viable attractive commercial core.

(2) Policies:

1. That the Town will allow intensive retail functions to locate only in the designated area. Development standards will include amenity and parking considerations and the Town will designate general areas in its Redevelopment Plan for parking over and above specific site considerations.
2. That the Town will encourage aesthetically pleasing commercial development throughout the commercial hierarchy through the development agreement process including where feasible: parking, green or open space, design and integrated site planning including adjoining commercial developments.
3. That commercial development will not occur out of sequence with the development of adjoining development areas (the development sequence of periphery lands has been indicated on Map 4).

4. That a Redevelopment Plan will be adopted by Council to indicate the nature of development in the expanded core are shown on the Future Land Use Map.
5. That the expanded core commercial development area will provide sufficient core commercial development opportunity, in conjunction with the other commercial areas (highway commercial, neighbourhood convenience) to service the potential population of Stages 1 to 4 (Map 4 and Future Land Use Map).

3). INDUSTRIAL

(1) Objectives:

1. That the Town will encourage the expansion and diversification of its tax and employment base through provision of industrial land.
2. That the Town will provide and encourage the development of a safe, environmentally sound, efficient, light industrial park.

(2) Policies:

1. That industrial land will be provided as indicated on the Future Land Use Map.
2. That future industrial land will be indicated as required in areas not suited to other land uses, and in areas capable of meeting the needs of light industrial development without being incompatible with adjoining land uses.
3. That the lands designated industrial will, through development agreement and the Town's regulatory control, meet concerns for safety, environmentally sound, efficient in design and maintain a high degree of access (road and a rail possibility).

4). RECREATION

(1) Objectives:

1. Development of a recreation-open space hierarchy (tot lot - 1/2 acre, local park - 2 to 4 acres, neighbourhood park - 8 to 45+ acres, and the central Town recreation facility area - civic center area) will be established and implemented through the neighbourhood unit concept and the full development of central Town facilities.
2. The neighbourhood unit concept involves the provision of a central area from four quarter sections of development land. It will provide space for several schools and recreational opportunity for around 10,000 people. Each contributing quarter section of development will provide about 1/4 of the total area for this neighbourhood unit open space as well as local and tot facilities as required in accordance with the approved Area Structure Plans. The normal subdivision requirements (10% of land subdivided) for public reserve land is considered sufficient.
3. The General Municipal Plan supports and endorses the Goals of the "Recreation Master Plan 1978-1983" listed and expanded as follows:
 - (a) that parks be better spaced to provide open space throughout the community;
 - (b) that park planning include local resident involvement;
 - (c) that development agreements require that the park space be physically developed for the specified park use by the developer;
 - (d) that additional funding for recreation space and facilities be pursued;
 - (e) that a nature trail development be implemented (along the north-west drainage ditch, the south-east rail right-of-way) and where possible, Town-wide walk-way designation connecting recreation and community facilities;

- (f) that ball parks and playing fields be developed where required;
- (g) that the Town encourage commercial recreational enterprises;
- (h) that the Town and School Authority work to achieve more community use of schools with the possibility of Town funding for school modifications for community use (a total joint uses arrangement of facilities and open space would be in the best interests of the community);
- (i) that a development plan be established for a central, major recreation facility; and
- (j) that the Town Support area-wide recreational facilities (French Bay Park, Golf Course, etc.)

2. Policies:

- 1. That the Town will establish an open space hierarchy.
- 2. That the central area of the neighbourhood unit will become the key open space.
- 3. That reserve lands will be located in accordance with the appropriate Area Structure Plans and the overall parkland hierarchy.
- 4. That Council will strive to implement the goals of the Recreation Master Plan as time, and budgets permit.

5). INSTITUTIONAL

(1) Objectives:

1. That adequate land be allocated for the various institutional uses.
2. That joint use of facilities should be encouraged.

(2) Policies:

1. That allocation of institutional land will consider the Area Structure Plans, any Area Redevelopment Plans, the Neighbourhood Unit and with due regard to access, parking, buffering, aesthetic development, reasonable costs and institutional use intended.
2. That where possible Council will encourage joint use of facilities through a joint use agreement. This aspect will be encouraged through suggestion or through the development agreement process.

6). PUBLIC ADMINISTRATION AREA

(1) Objectives:

1. That the Town take positive steps to establish a governmental center, in conjunction with the central recreational facilities, that will include Town and Provincial Government functions. This consolidation will complement and balance core area development and assist in providing a strong central focus for the Town.

(2) Policies:

1. That the Town will establish a development plan for the Public Administration Area in conjunction with a plan for the Central Recreational Facilities in the area indicated on the Future Land Use Map.
2. That the Public Administration Area will not contain highly intensive uses (retail like activities) which would detract from the adjoining school and recreation functions.
3. That the Town will protect its interests through the development agreement or sale agreement and tie this function into adjoining land uses, shared parking, landscaping, architectural form and functional utility.
4. That the Public Administration Area will provide a linkage between the adjoining athletic (recreational) facilities and the high school.
5. That all development in the Public Administration Area will be in accordance with the development plan to be established by the Town.

7). TRANSPORTATION

(1) Objectives:

1. That the Town develop and maintain an efficient transportation network to meet the needs of the Town in future years.
2. That the transportation network be an efficient, safe system encouraging all aspects of circulation.

(2) Policies:

1. That the Town will designate and establish a functional road hierarchy as indicated on the Conceptual Road Hierarchy Plan (Map 2). This process will involve joint cooperation between developers (development agreement), the Town, regional and Provincial authorities. The Town will work towards establishing an arterial road plan for the region as a first step.
2. Major collectors will service neighbour unit core areas to provide good access to major open space and or facilities, higher density areas and to promote good, safe access to lower density residential areas.
3. New road and road upgrading costs will be borne by the new development and as prescribed by the development agreement.

8). UTILITIES

(1) Objectives:

1. The Town develop and maintain an efficient utility system capable of being expanded to meet future requirements at minimum cost to the existing development.

(2) Policies:

1. That the Town will design the basic system to allow future expansion areas to be serviced.
2. That the minimum standards established by the Town and/or Provincial/Federal regulations will be maintained.
3. That costs will be borne by new development.
4. That the service area will be limited to the extent of the drainage basin (Map 1) presently occupied by the Town. This will ensure that additional lift stations and that separate storm water management systems are not required. With this limitation reasonable population thresholds are still possible as indicated on Map 4.

SUMMARY AND MAJOR POLICY RECOMMENDATIONS

- 1). That development occur in the fashion and sequence developed in this plan.
- 2). That the drainage catchment area boundary as indicated be considered as the Town boundary at the ultimate development stage.
- 3). That no residential development be permitted above the 30 N.E.F. contour and that no mobile home development occur above the 25 N.E.F. contour.
- 4). That the "neighbourhood unit" concept described by the plan will remain the future development key for the Town. Reserve lands in the central core area and in other locations will be fully developable and brought up to the developed standards in accordance with the development agreement.
- 5). That housing unit construction will be encouraged to meet the requirements of future residents with no more than 50% of new housing unit starts in multiple family housing.
- 6). That the following adoption of the General Municipal Plan:
 - (1) a land use by-law be prepared and adopted to classify all lands within Town and regulate development.
 - (2) that the General Municipal Plan be monitored and adjusted as required through the normal planning process;
 - (3) that Area Structure Plans be adopted for each of the neighbourhood units and other expansion areas;
 - (4) that an Area Redevelopment Plan be adopted for the expanded commercial core area;

- (5) that a Public Administration Area-Central Recreation Facility Plan be established for the area around the civic center;
 - (6) that a Regional Arterial Road Plan be established; and
 - (7) that an Airport Vicinity Protection Area Regulation will be prepared and adopted for Canadian Forces Base Cold Lake Airport and for the Cold Lake - Grand Centre Airport.
- 7). That the Town of Grand Centre participate in a joint planning committee with the Town of Cold Lake and the Municipal District of Bonnyville, to make land use recommendations in the area between the two communities which may affect either or both.
- 8). That a citizen's advisory committee on Town planning be established to make suggestions to Council on planning matters. (This could involve the formation of a Municipal Planning Commission - M.P.C. - with passage of an M.C.P. By-law.)

FUTURE LAND USE AND STAGING OF DEVELOPMENT

The Future Land Use Map for the Town of Grand Centre is enclosed in the rear pocket. Future land use areas have been indicated and as such expansion areas have been provided for residential, commercial, industrial, institutional and recreational land uses. The basis for the land use assignment have been developed throughout the plan document but of key importance are the following concepts: three major residential neighbourhood units, strong central commercial district, establishment of park and roadway hierarchies and to provide for an economic expansion of Town services (utility and social).

The population capacities are outlined on Map 4 (Staging Development and Stage Capacities) and the Town can accommodate between 30,000 and 40,000 people (in land area) at reasonable densities (less than 18 to 25 people per acre).

The Town will ensure that the development sequence will be as shown on Map 4 of this document. If conditions and circumstances warrant, amendments can be made, but only after the ramifications on Town development have been examined. The staging as it exists provides population thresholds more than adequate in terms of the planning horizon. Land will be provided that could house and provide services to between 30,000 and 40,000 people. The various stages provide the physical wherewithal to expand the infrastructure.

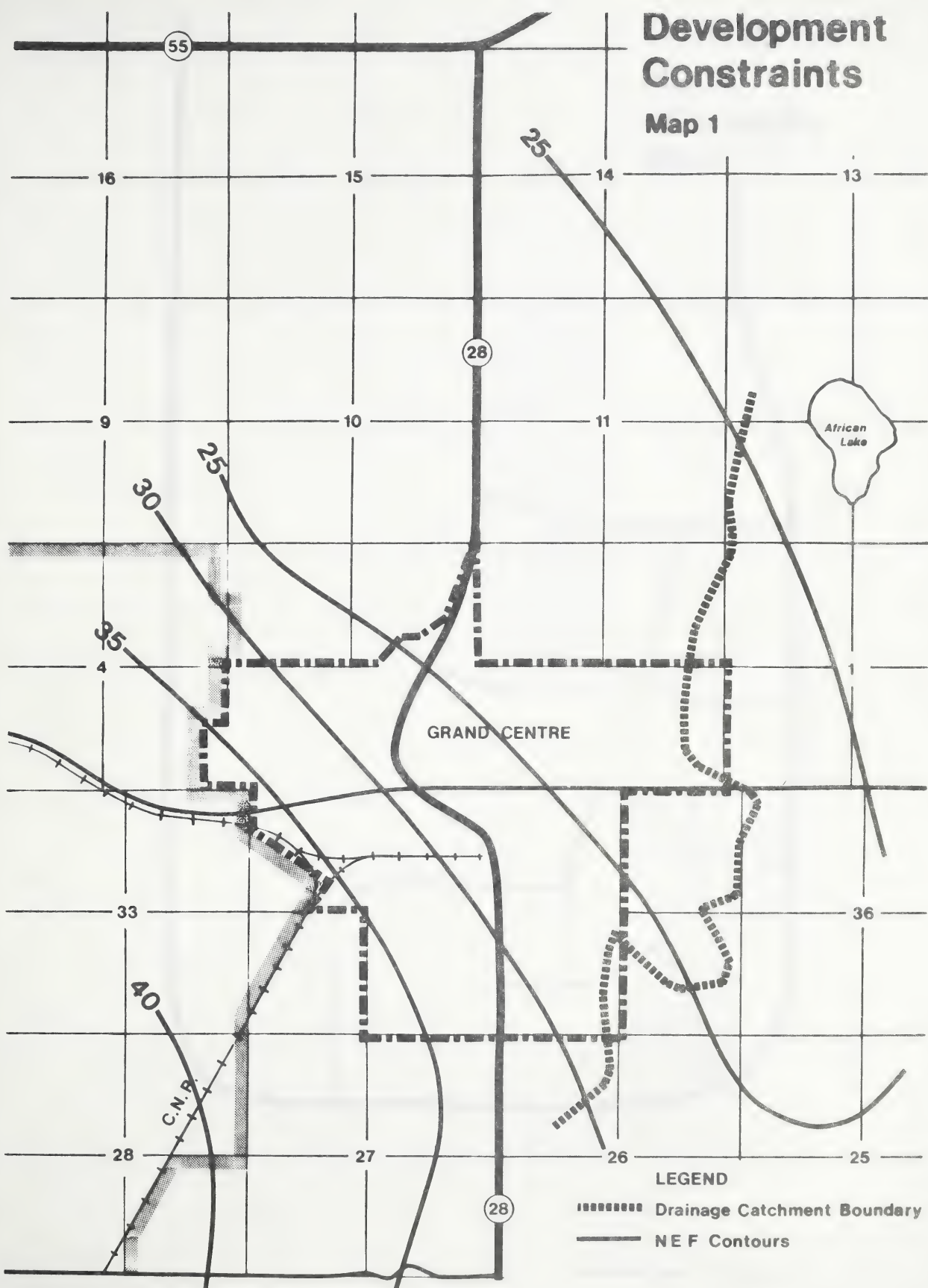
Draft Maps

- Map 1 Development Constraints
- Map 2 Conceptual Road Hierarchy
- Map 3 Annexation Proposals
- Map 4 Staging Development and Stage Capacities
- Map 5 Sample Neighbourhood Unit

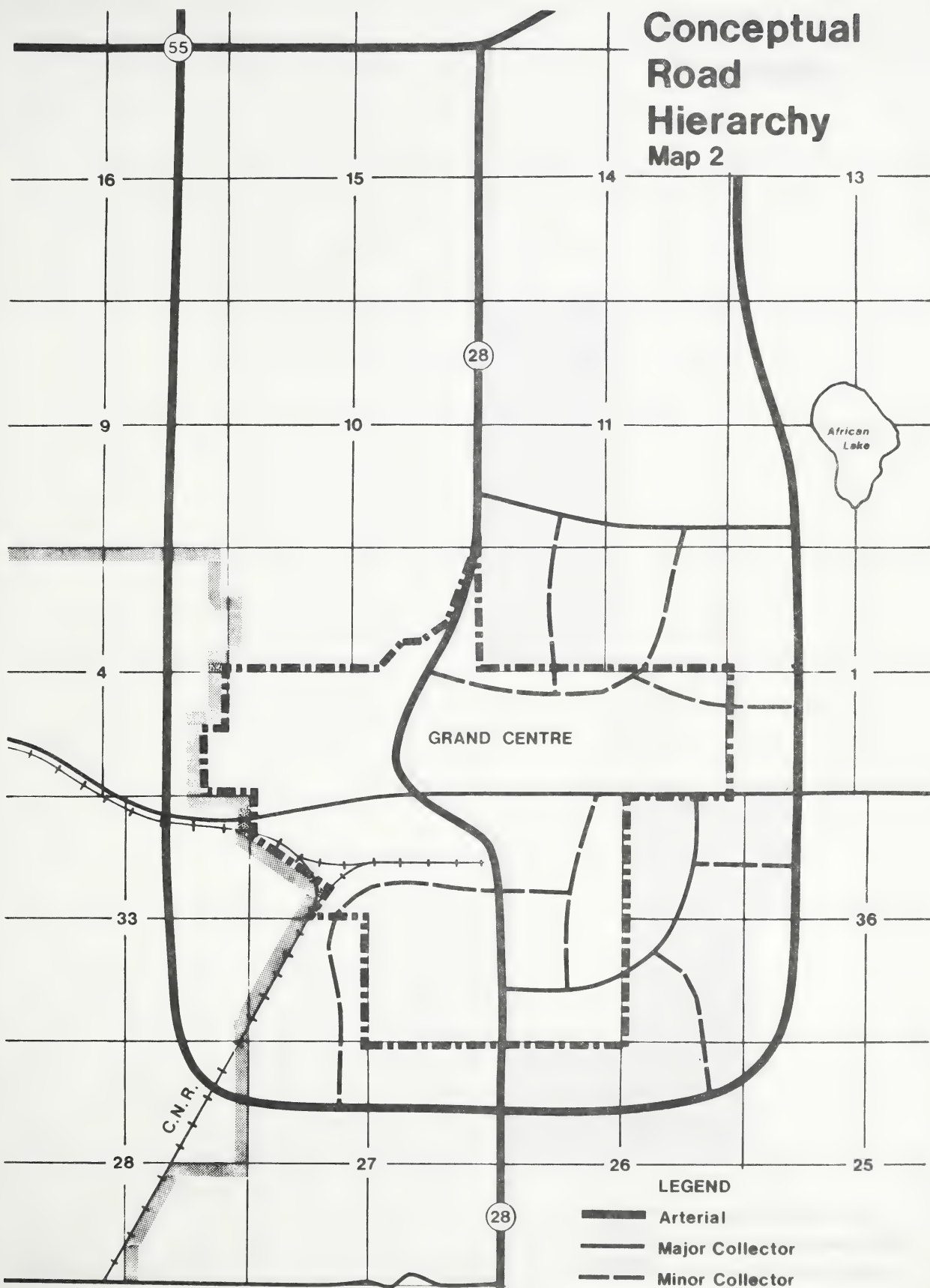
Proposed Land Use Map (rear pocket)

Development Constraints

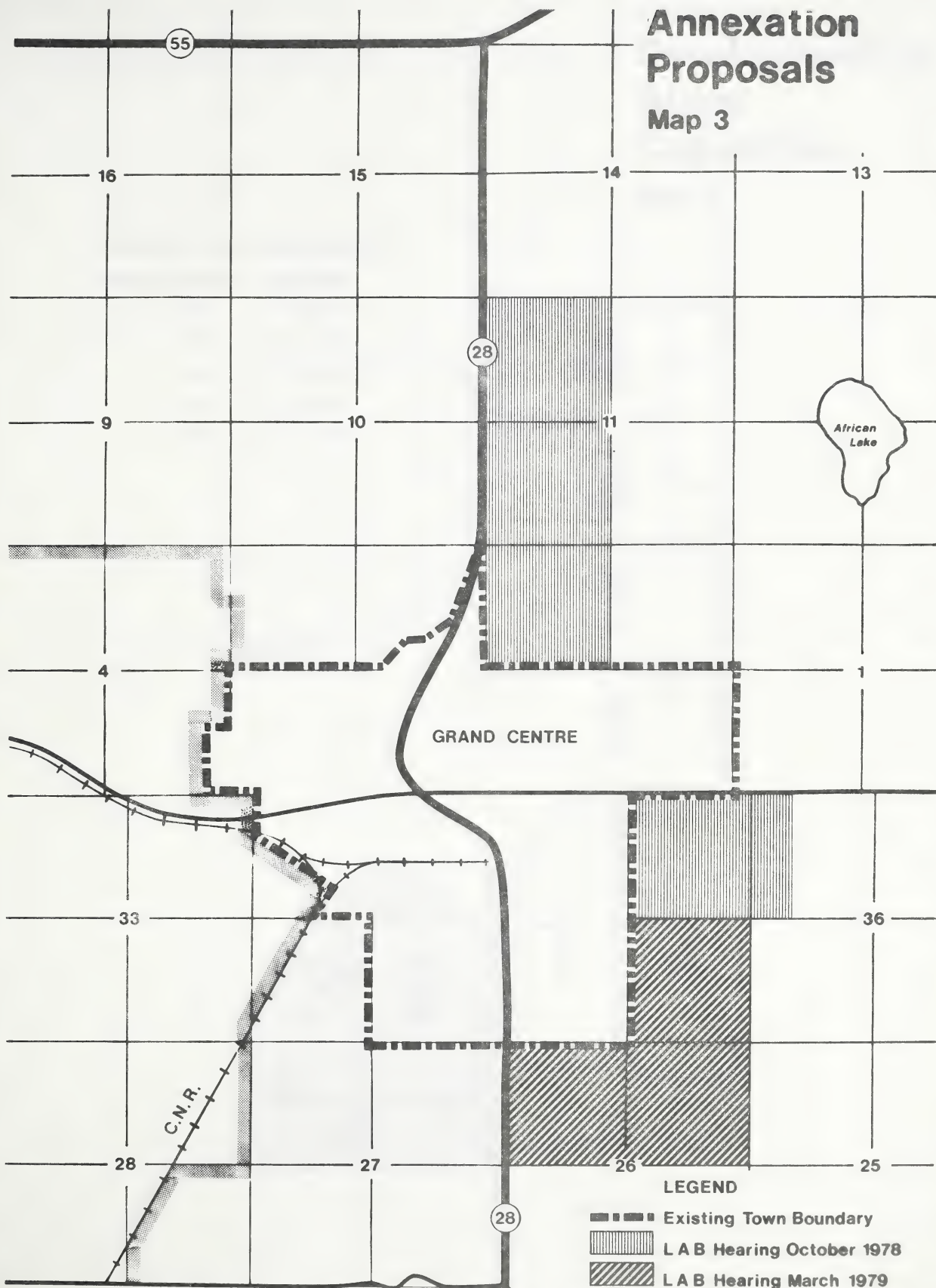
Map 1



Conceptual Road Hierarchy Map 2



Annexation Proposals Map 3



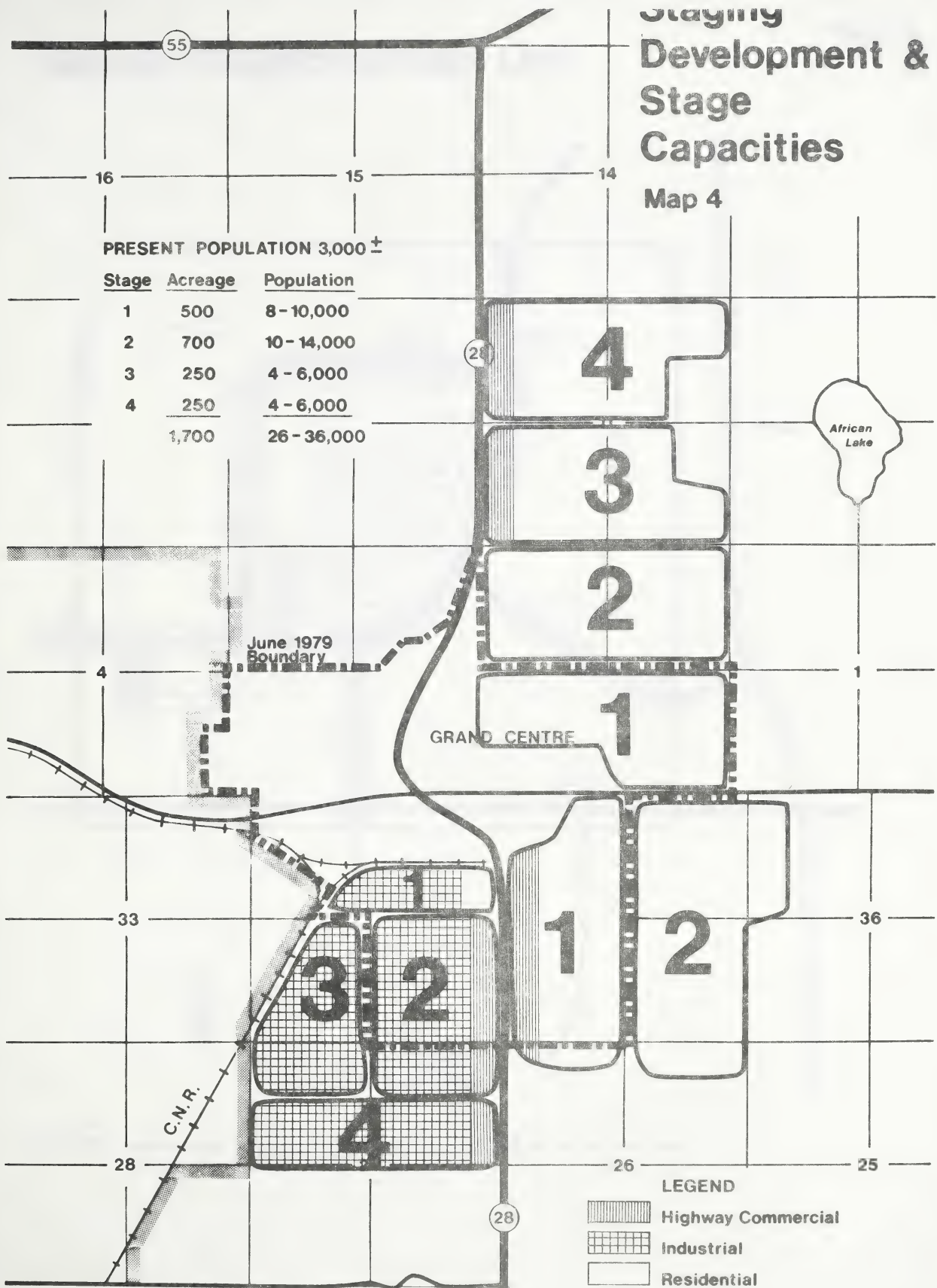
Note: For lands considered in annexation hearings October 1978 and March 1979, annexation will be effective January 1980.

Staging Development & Stage Capacities


Map 4

PRESENT POPULATION 3,000 \pm

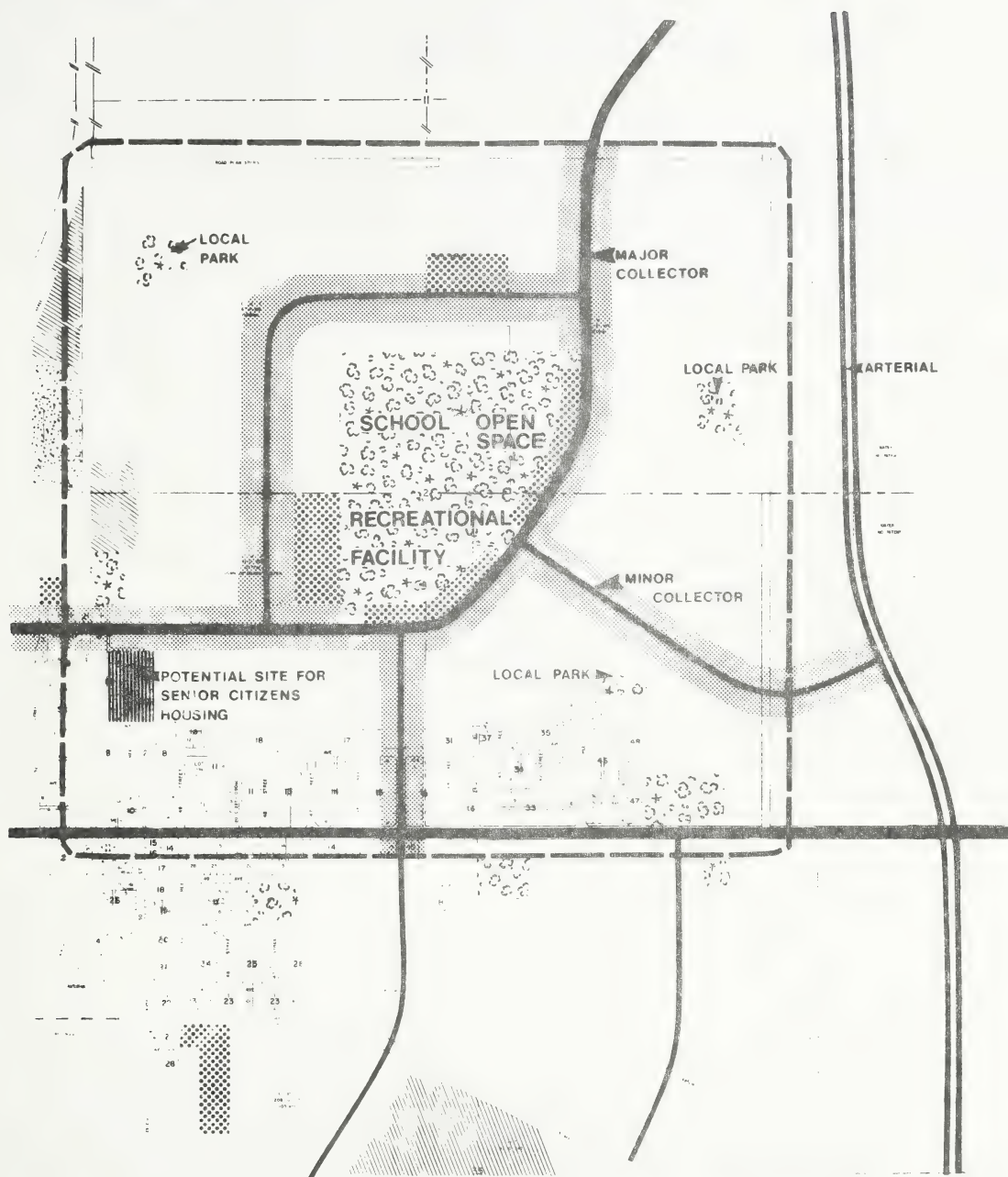
Stage	Acreage	Population
1	500	8 - 10,000
2	700	10 - 14,000
3	250	4 - 6,000
4	250	4 - 6,000
	1,700	26 - 36,000



LEGEND

-  Highway Commercial
-  Industrial
-  Residential

Sample Neighbourhood Unit



Note: The sample neighbourhood unit is outlined by a broken line on the above map.

APPENDICES

APPENDIX 1POPULATION FORECAST FOR GRAND CENTRE 1979 - 1990

(Prepared for the Director - Cold Lake Regional Co-ordinating Office - June 1979 by Alberta Advanced Education and Manpower and Alberta Housing and Public Works).

	<u>Total Population</u>	<u>Population Change</u>	<u>Numbers of Housing * Units Req'd. for Increase</u>
1979	2890		
		+ 40	14
1980	2930		
		+ 620	221
1981	3550		
		+ 770	275
1982	4320		
		+ 2270	810
1983	6590		
		+ 1400	500
1984	7990		
		+ 910	325
1985	8900		
		+ 940	335
1986	9840		
		- 940	
1987	8900		
		- 870	
1988	8030		
		+ 90	
1989	8120		
		- 110	
1990	8010		
			<hr/> 2480 units

* 2.8 people per Housing Unit

APPENDIX 2

GRAND CENTRE

Potential Housing Unit Analysis

- based on a model constructed for the Town and A.H.C. lands (S₁ - 2 - 63 - 2 - 4) that conforms with the recommendations of the Grand Centre General Municipal Plan
- in this model 57% of the gross acreage was netted for development
- in considering the number of new dwelling units:

"low density"	38.3%	Single Family (conventional and mobile home subdivision)
51.1%	13.2%	Semi-Detached (Duplex)
"high density"	21.2%	Row Housing (four-plex, mobile home park, etc.)
48.5%	27.3%	Apartments
	<u>100.0%</u>	
- based on land area:

"low density"	66.0%	Single family
78.0%	12.0%	Semi Detached
"high density"	12.0%	Row Housing
22.0%	<u>10.0%</u>	Apartments
	100.0%	
- the model generated the following densities:
7.25 units per net acre Single Family
(this would equal 4.13 units per gross acre)

13.43 units per net acre Semi-Detached
(this would equal 7.63 units per gross acre)

21.56 units per net acre Row Housing
(this would equal 12.31 units per gross acre)

34.23 units per net acre Apartments
(this would equal 19.49 units per gross acre)
- assume that 2.8 people will occupy each dwelling unit
- based on this model:
Stage 1: 500 acres

Single Family	1363	units
Semi-Detached	458	"
Row Housing	739	"
Apartments	<u>975</u>	"
TOTAL UNITS	3535	units

2.8 people/unit X 3535 units = 9898

Stage 1 Cont'd.

Stage 1 has an approximate capacity of 9898 people.

Stage 2: 700 acres

Single Family	1908	units
Semi-Detached	641	"
Row Housing	1034	"
Apartments	<u>1364</u>	"

TOTAL UNITS 4947 units

2.8 people/unit X 4947 units = 13852

Stage 2 has an approximate capacity of 13852 people.

Stage 3: 250 acres

Single Family	681	units
Semi-Detached	229	"
Row Housing	369	"
Apartments	<u>487</u>	"

TOTAL UNITS 1766 units

2.8 people/unit X 1766 units = 4945 people.

Stage 3 has an approximate capacity of 4945 people.

Stage 4: 250 acres

Single Family	681	units
Semi-Detached	229	"
Row Housing	369	"
Apartments	<u>487</u>	"

TOTAL UNITS 1766 units

Stage 4 has an approximate capacity of 4945 people.

TOTAL	-	33,640
Plus Existing-	<u>3,000</u>	
		36,640

Potential Population After
Completion of Stages 1 - 4
as per this Example
36,640 people

APPENDIX 3

Modified Housing Unit Analysis

IF the previously discussed densities were not reached the following is an example of a lower density possibility:

- use Single Family density at 3.5 units/gross acre
Semi-Detached 7.0 units/gross acre
Row Housing 10.0 units/gross acre
Apartments 15.0 units/gross acre
- available land 1700 gross acres (stages 1 to 4 - Residential)
- per centage of land in each use
Single Family 66%
Semi-Detached 12%
Row Housing 12%
Apartments 12%
- number of units
Single Family 3927
Semi-Detached 1428
Row Housing 2040
Apartments 2550

TOTAL UNITS 9945
- potential new population 9945 units X 2.8 people per unit
= 27,846 people (Stages 1 to 4)
- potential Town population 30,846 people
(new 27,846 existing 3,000 (approx.))

Stage 1 Details:

- available land 500 acres (gross)
- Land Use
Single Family 330 acres (gross)
Semi-Detached 60 acres
Row Housing 60 acres
Apartments 50 acres
- Number of Units
Single Family 1155 units
Semi-Detached 420 units
Row Housing 600 units
Apartments 750 units

TOTAL UNITS 2925 units
- potential new population 2925 units X 2.8 people/unit = 8190 people
- potential Town population 11,190 people after completion of Stage 1.

PLANNING

PART 6

GENERAL

Division 1

Public Participation in By-laws

Public
participation
in by-laws

135(1) Except where an exemption is given by the Minister under section 137, before giving second reading to

- (a) a proposed land use by-law, or
- (b) a proposed by-law adopting an area structure plan, or
- (c) a proposed by-law adopting an area redevelopment plan, or
- (d) a proposed by-law adopting a general municipal plan, or
- (e) a proposed by-law amending a by-law referred to in clauses (a) to (d), or
- (f) a proposed by-law repealing a by-law referred to in clauses (a) to (d),

a council shall hold a public hearing with respect to the proposed by-law in accordance with section 136 after giving notice thereof in accordance with subsections (2) and (3) of this section.

(2) A council shall give written notice to each owner of land that is the subject of a proposed amendment to a land use by-law and summarize its effect.

(3) In addition to the notice to owners required under subsection (2), if any, the council shall

- (a) name the one or more dates, places and times it will hold a public hearing with respect to the proposed by-law and provide for the holding of such further public hearings as it considers necessary;
- (b) outline the procedure to be followed by anyone wishing to be heard at the public hearing;
- (c) outline the procedure by which the public hearing will be conducted;
- (d) direct the publication in two issues of a newspaper circulating in the area to which the proposed by-law relates a notice containing

PLANNING

- (i) a statement of the purpose of the proposed by-law;
 - (ii) the name of the one or more places, one of which shall be the office of the council, where
 - (A) a copy of the proposed by-law, and
 - (B) the documents that a person is entitled to inspect under section 149 of *The Municipal Government Act* and that relate to the proposed by-law,
- may be inspected by the public;
- (iii) the one or more dates, places and times the council will hold a public hearing with respect to the proposed by-law;
 - (iv) an outline of the procedures referred to in clauses (b) and (c).

1977 c89 s135

Public hearing
on by-law

136(1) At the public hearing referred to in section 135, the council shall hear

(a) any person or group of persons, or person acting on his or their behalf, who

(i) has complied with the procedures outlined by the council, and

(ii) claims to be affected by the proposed by-law,

and

(b) any other person that wishes to make representations and that the council agrees to hear.

(2) The council, after considering the representations made to it concerning the proposed by-law, may

(a) make such amendments or changes as it considers necessary to the proposed by-law, if any, and proceed to pass the proposed by-law, or

(b) defeat the proposed by-law.

1977 c89 s136

Ministerial
exemption

137 The Minister may, upon the application of a council, exempt the council from all or any of the requirements of sections 135 and 136.

1977 c89 s137

PLANNING

Technical
amendments

138 Notwithstanding sections 135 to 137, a by-law may be amended without giving notice or holding a hearing if the amendment does not materially affect the by-law in principle or in substance.

1977 c89 s138

Validity of
by-laws

139 A by-law passed pursuant to this Act is valid and binding notwithstanding any lack of compliance with a provision of this Act or *The Municipal Government Act*

- (a) either in substance or in form, or
- (b) in the proceedings prior to the passing of the by-law, or
- (c) in the manner of passing the by-law,

unless an application to quash it is made within two months next after the final passing of the by-law.

1977 c89 s139

Division 2

Regulations

Land Use Regulations

Land use
regulations

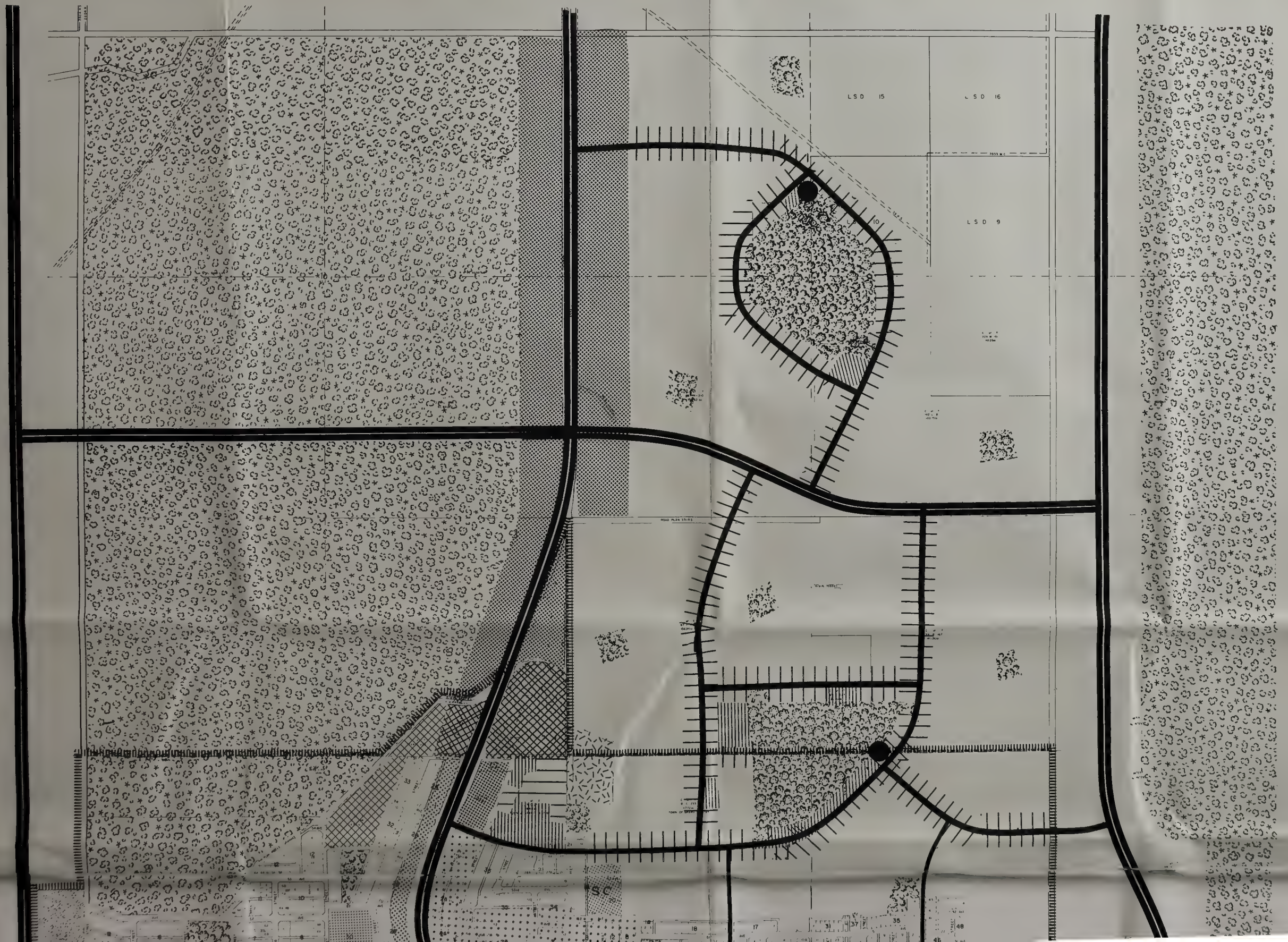
140(1) Any regulations made under this section apply only in respect of

- (a) the municipalities named in the regulation, or
- (b) where no municipality is named in the regulation, those municipalities where no land use by-law is in effect.

(2) The Lieutenant Governor in Council may make regulations

- (a) prohibiting or regulating and controlling the same matters that a council may prohibit or regulate and control by a land use by-law;
- (b) on any subject matter with respect to which a council may make by-laws under this Act;

GRAND CENTRE FUTURE LA



FUTURE LAND USE

GRAND CENTRE GENERAL MUNICIPAL PLAN

LEGEND



Single Family / Two Family



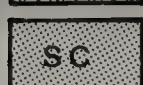
Multi-Family Low Density
(eg. Rowhousing)



Medium Density
(eg. Apartments)



Mobile Home Park



Senior Citizens Housing



Central Commercial



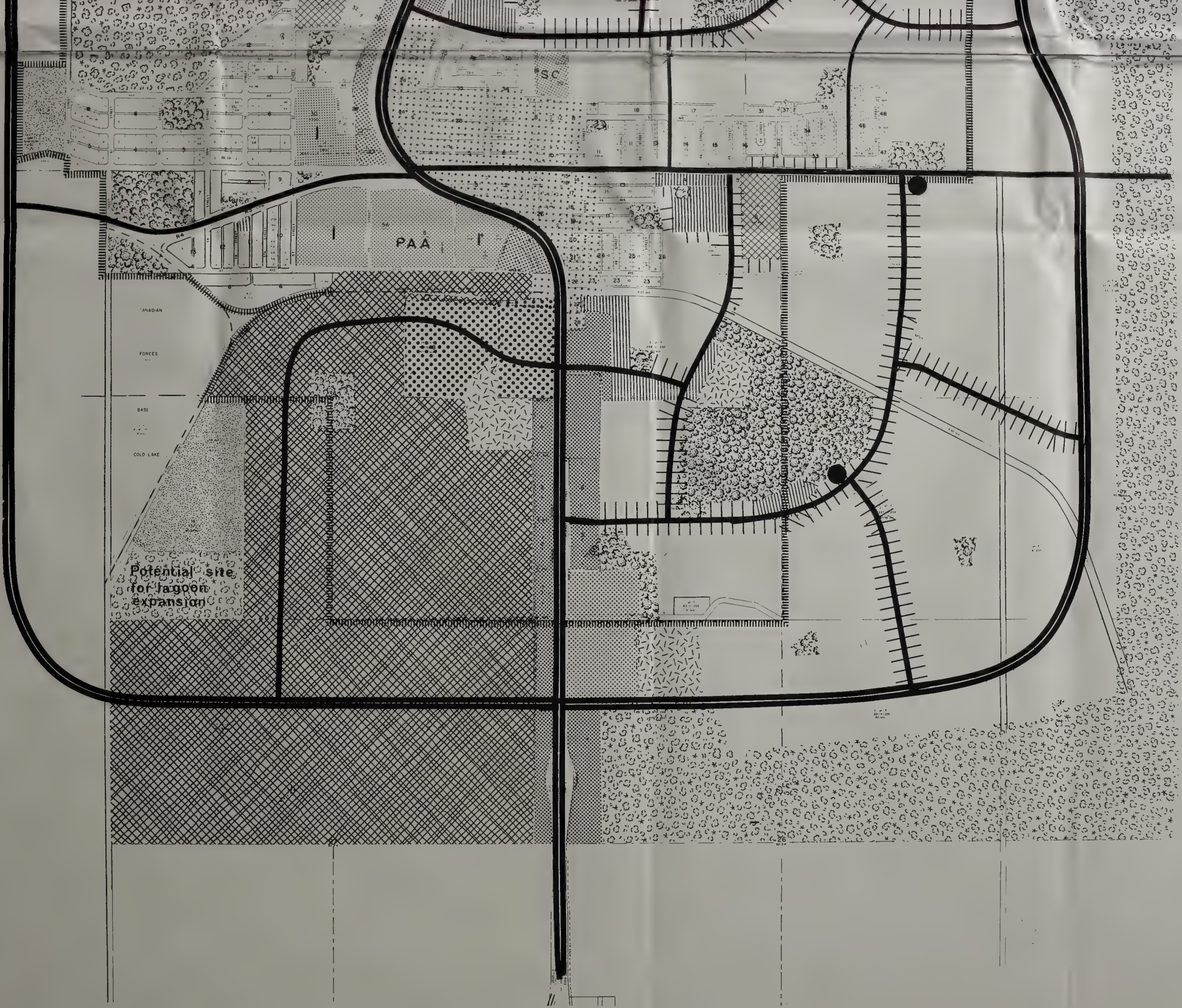
Secondary Commercial



Highway Commercial



Convenience Retail



ANADIAN

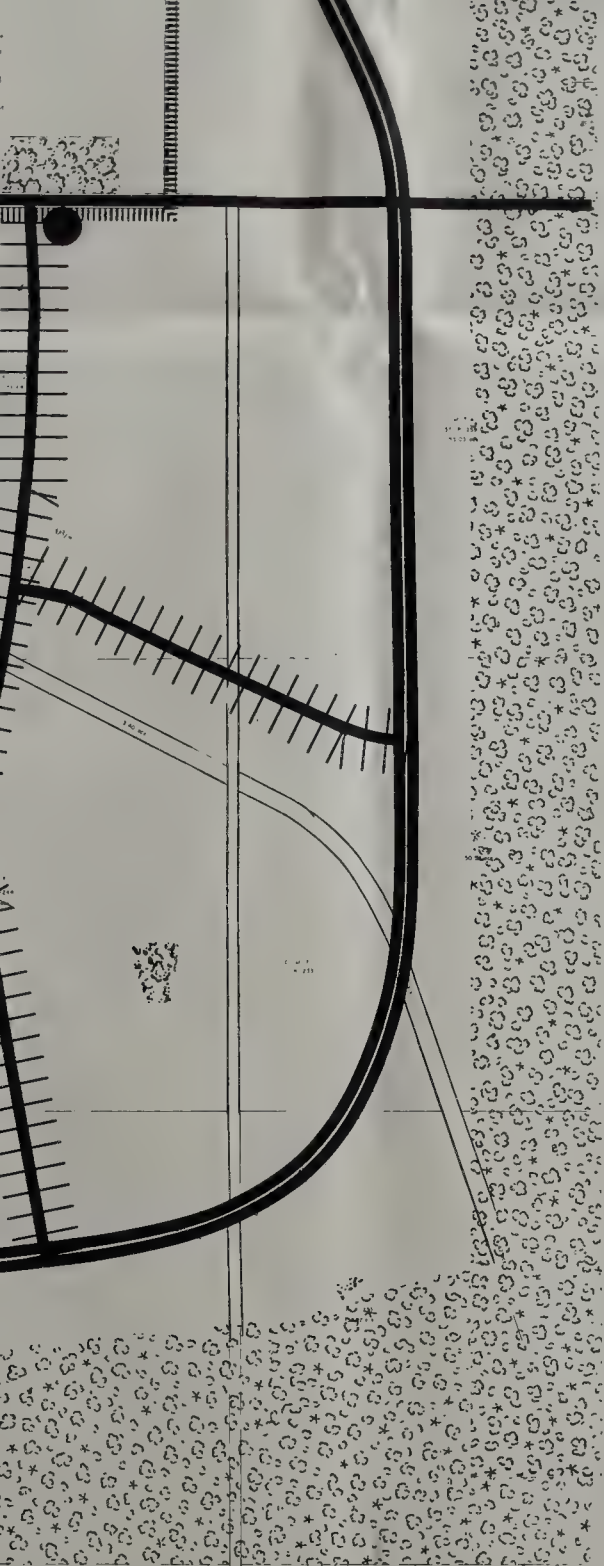
FORCES

BASE

COLD LAKE

potential site
for lagoon
expansion

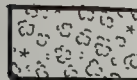
PAA



Convenience Retail



Comprehensive Commercial



Agricultural



Industrial



Retention Pond



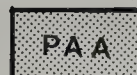
Utility



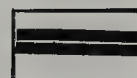
Park



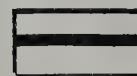
Institutional



Public Administration Area



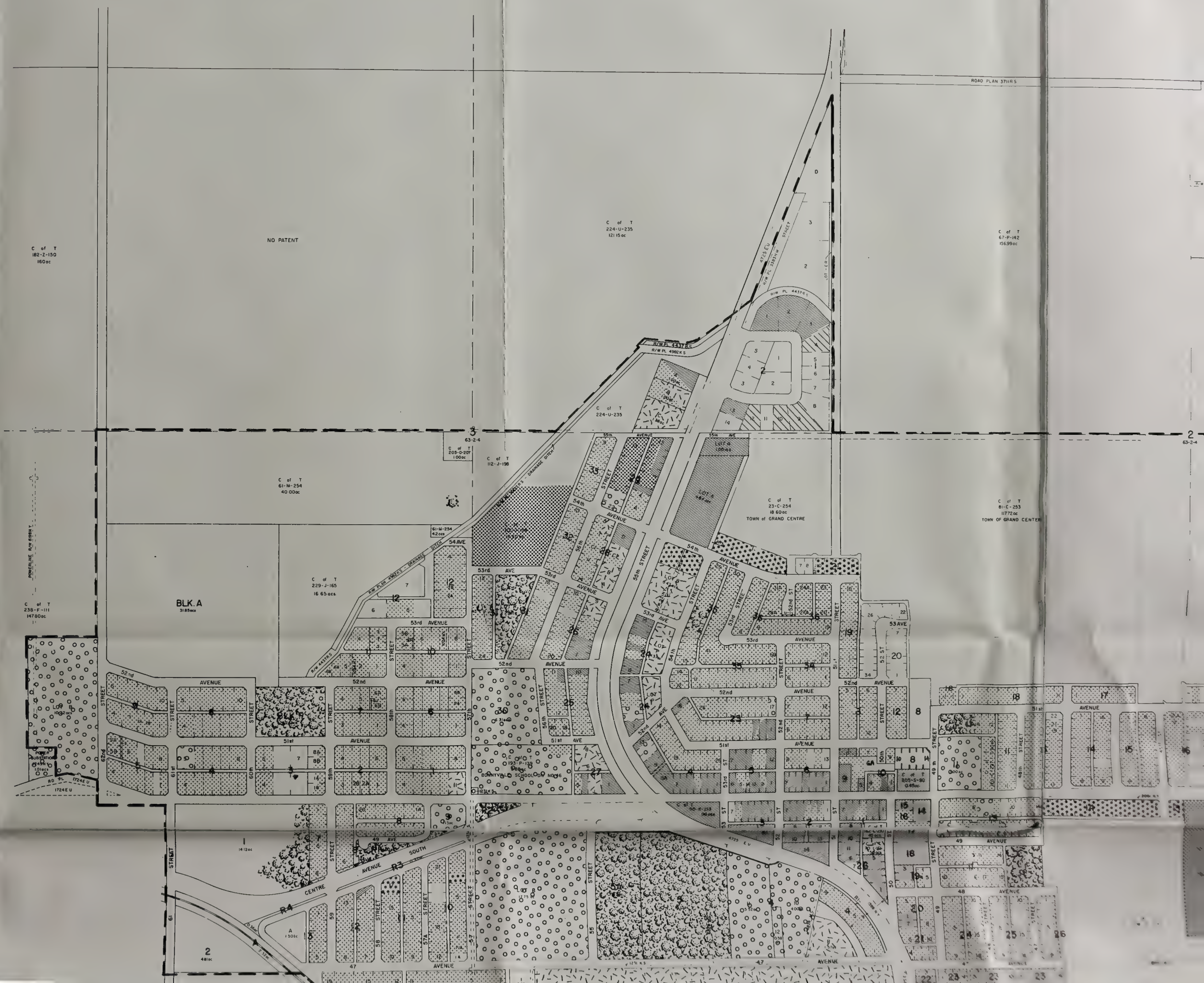
Arterial Street



Collector Street

Note: Road locations are conceptual for areas that are undeveloped at present. Land use allocation to be finalized at detailed planning stage.

November 1979

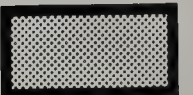


land use

RESIDENTIAL: SINGLE - FAMILY



MOBILE HOME



MULTI - FAMILY



COMMERCIAL: PRIMARY



SECONDARY



INDUSTRIAL



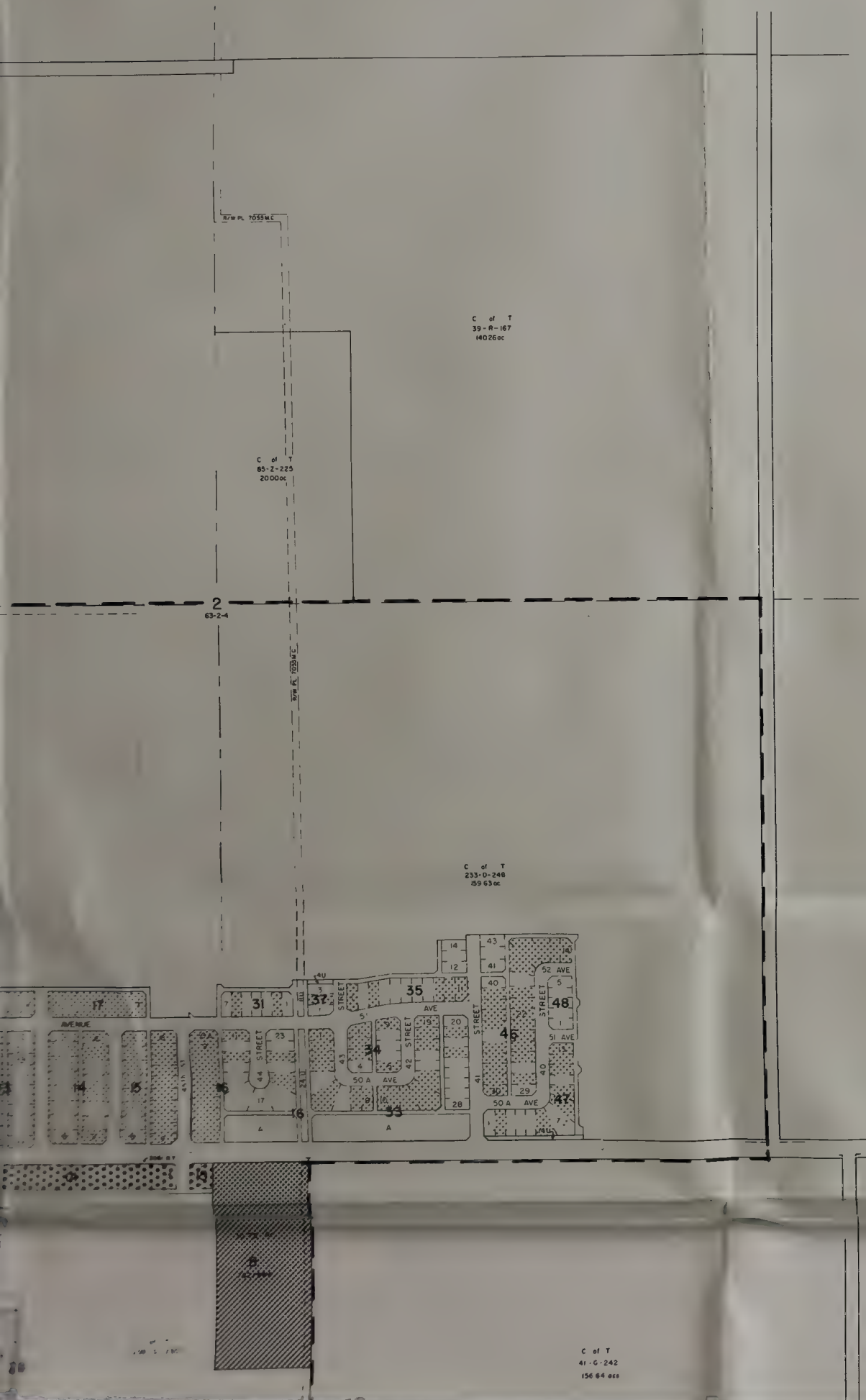
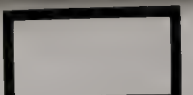
PUBLIC/INSTITUTIONAL

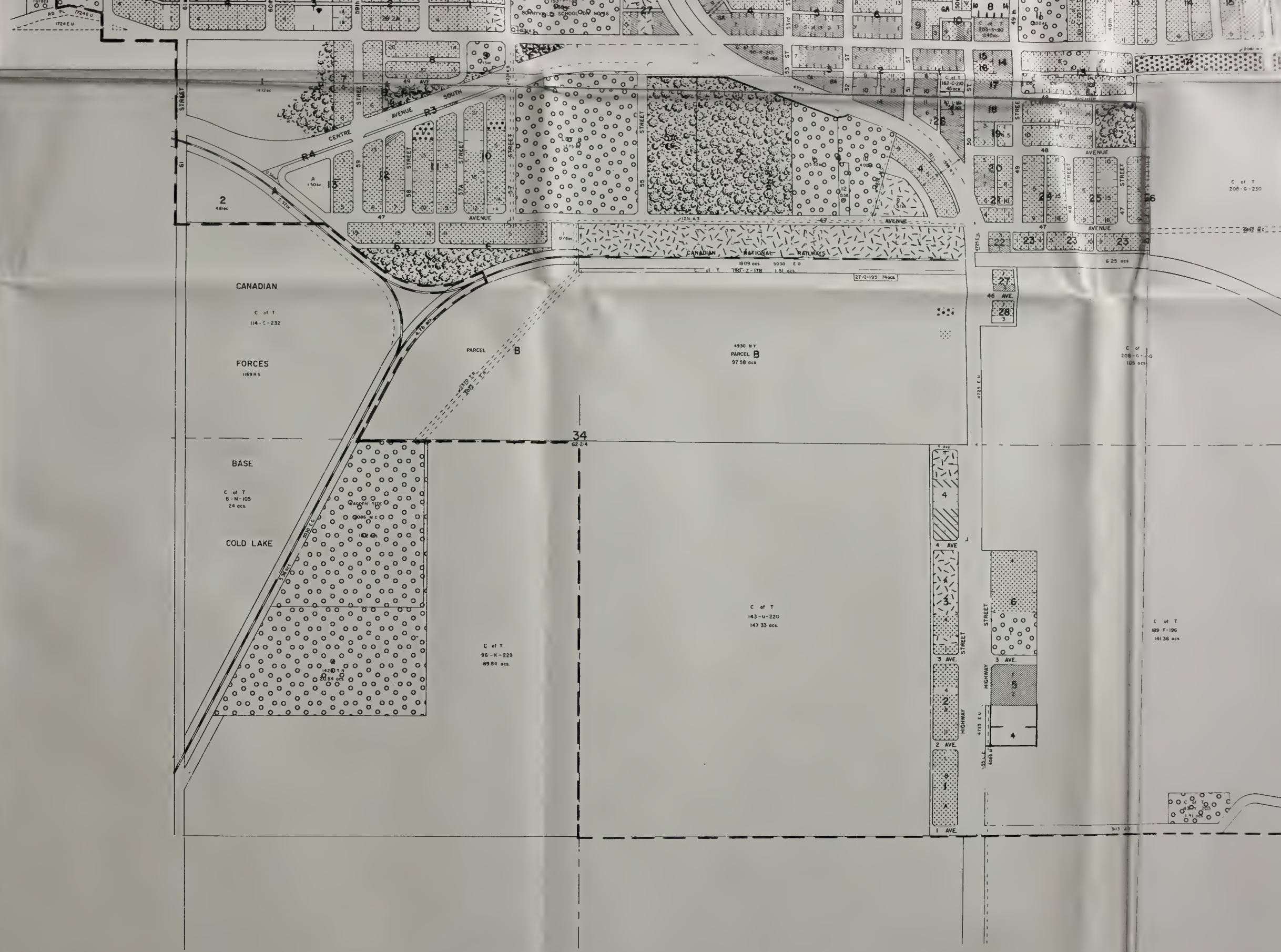


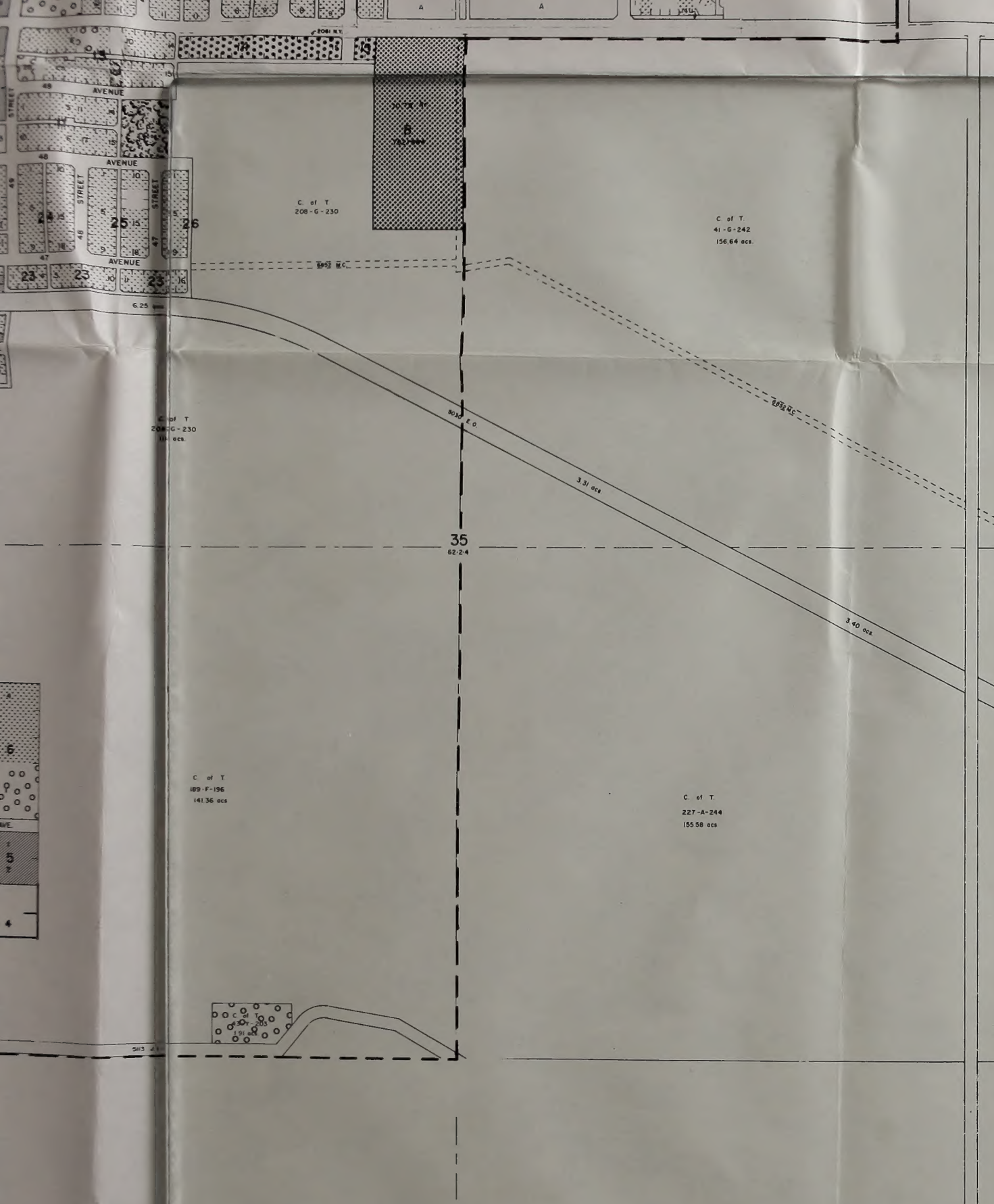
RECREATION/OPEN SPACE



VACANT







RECREATION / OPEN SPACE

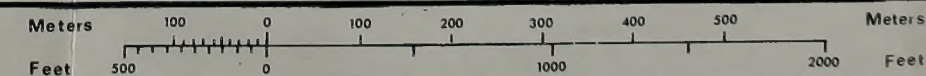


VACANT



GRAND CENTRE

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SUPPORT SERVICES BRANCH



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REVISED DATE- OCT. 1979

138 Notwithstanding sections 135 to 137, a by-law may be
passed without giving notice or holding a hearing if the
council does not materially affect the by-law in principle or

137 000-138

to this Act is valid and binding
in force with a provision of this

law, or

N.L.C. - B.N.C.



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